

57-33

PK 6722 PG 180

PK 6667 PG 087

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,
035449 030849

THAT, I, DONALD W. PERKINS, Trustee under the Irrevocable Declaration of Trust dated November 12, 1998, who resides at 136 Oakhurst Road, Cape Elizabeth, Maine in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by ANGELA W. THIBODEAU, whose mailing address is 7 1/2 Roosevelt Avenue, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ANGELA W. THIBODEAU, her heirs and assigns forever, a certain lot or parcel of land with all buildings and improvements located thereon, in the City of Waterville, County of Kennebec and State of Maine, further described in Exhibit A, which is attached hereto and incorporated herein.

Being the same premises conveyed to the Grantor by deed dated July 14, 1999, and recorded in Kennebec County Registry of Deeds in Book 6035, Page 304.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Angela W. Thibodeau, her heirs and assigns, to her own use and behoove forever.

AND I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

Handwritten:
Kennebec Bank
PO Box 250
Kennebec ME 04946

57-33

BK 6667PG088

BK 6722PG181

IN WITNESS WHEREOF, the said Donald W. Perkins has hereunto set his hand and seal this ^{28th} day of September 2001.

SIGNED, SEALED AND DELIVERED
in the presence of,

Elyse L. Dunn

Donald W. Perkins
Donald W. Perkins, Trustee

STATE OF MAINE,
CUMBERLAND, ss.

Sept. 28, 2001

Personally appeared the above-named Donald W. Perkins and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said trust.

Before me,

Joleen M. Rice
Notary Public/Attorney-at-Law

Print Name:



JOLEEN M. RICE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 3, 2005

RECEIVED KENNEBEC SS.

2001 OCT 22 AM 9:00

ATTEST: Theresa Ruth Mann
REGISTER OF DEEDS

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PK 6722 PG 182

EXHIBIT A

A CERTAIN LOT OR PARCEL OF LAND situated in Waterville, Kennebec County, Maine and being Lot #54 (fifty-four) together with 35.24 feet (thirty five point two four feet) of the adjoining Lot #53 (fifty three) as shown on a plan of Boutelle Heights made by Green and Wilson, C.E., which plan is filed in the Kennebec Registry of Deeds May 10, 1921. The land herein conveyed has a frontage on Roosevelt Avenue of fifty four point ten feet (54.10) on Lot #54 plus 35.24 (thirty five point two four) feet on Lot #53 making a total frontage of 89.34 (eighty nine point three four) feet; it is 100 (one hundred) feet deep; and measures 42.35 (forty two point three five) feet in the rear on an angle as per plan.

No dwellings to be erected on said lot to cost less than five thousand (\$5,000) dollars;

No buildings to be erected excepting dwelling house of not more than two family tenancy and private garages to be used in connection therewith;

No building to be erected within (20) feet of the sidewalk, doorstep, piazzas, and bay window excepted;

No garage used in connection with a dwelling house to be erected within sixty (60) feet of the sidewalk.

The foregoing building restrictions are conditions upon which this conveyance is expressly made.

BEING the same premises conveyed by Douglas L. Skillin, duly appointed and acting Personal Representative of the Estate of Norma P. Skillin to Donald W. Perkins, Trustee under Irrevocable Declaration of Trust dated November 12, 1998 said deed being dated July 14, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6035, Page 304.

RECEIVED KENNEBEC SS.

2001 DEC -5 AM 9:00

ATTEST: *Norma P. Skillin*
REGISTER OF DEEDS